



Mottram Moor
Hyde, SK14 8NB

Auction Guide £190,000



There's no agent like home

***Property is offered for sale through the Modern Method of Auction which is operated by I am Sold Limited**

Situated in Hollingworth, this three-bedroom detached house offers spacious accommodation.. The property is conveniently positioned for local amenities, schools and transport links, with easy access to Hyde, neighbouring towns and the surrounding countryside. Combining everyday convenience with access to scenic walks and open green spaces, the location offers an excellent balance of residential living and commuter convenience.

The accommodation briefly comprises entrance hallway, dining room, spacious lounge with doors opening to rear garden, kitchen and separate utility room with WC to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space to enjoy, with the added appeal of long-range views across the surrounding landscape.



AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

GROUND FLOOR

Hallway 6'0" x 4'2" (1.84m x 1.28m)

Door to front, doors leading to:

Utility Room / WC 6'0" x 5'0" (1.84m x 1.52m)

Two piece suite comprising wash hand basin and low-level WC, plumbing for washing machine, double glazed window to front.

Dining Room 13'2" x 8'0" (4.02m x 2.43m)

Radiator, stairs leading to first floor, double doors leading to lounge, door leading to:

Kitchen 6'10" x 9'9" (2.08m x 2.96m)

Fitted with a matching range of base and eye level units with worktop space over inset sink and drainer with mixer tap, space for fridge/freezer and cooker, two double glazed window to rear.

Lounge 13'2" x 17'9" (4.02m x 5.41m)

Two double glazed windows to rear, two double glazed windows to front, two radiators, double doors opening to rear.

FIRST FLOOR

Landing

Double glazed window to rear, doors leading to:

Bedroom 1 13'9" x 10'10" (4.19m x 3.30m)

Double glazed windows to front and rear, radiator.

Bedroom 2 8'3" x 11'1" (2.51m x 3.38m)

Double glazed window to front, radiator.

Bedroom 3 7'10" x 6'7" (2.39m x 2.01m)

Double glazed window to front, radiator.

Bathroom 14'2" x 6'11" (4.31m x 2.11m)

Four piece suite comprising, bath, pedestal wash hand basin, bidet and low-level WC, double glazed window to front, radiator.

OUTSIDE

Gardens to front and rear.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment,

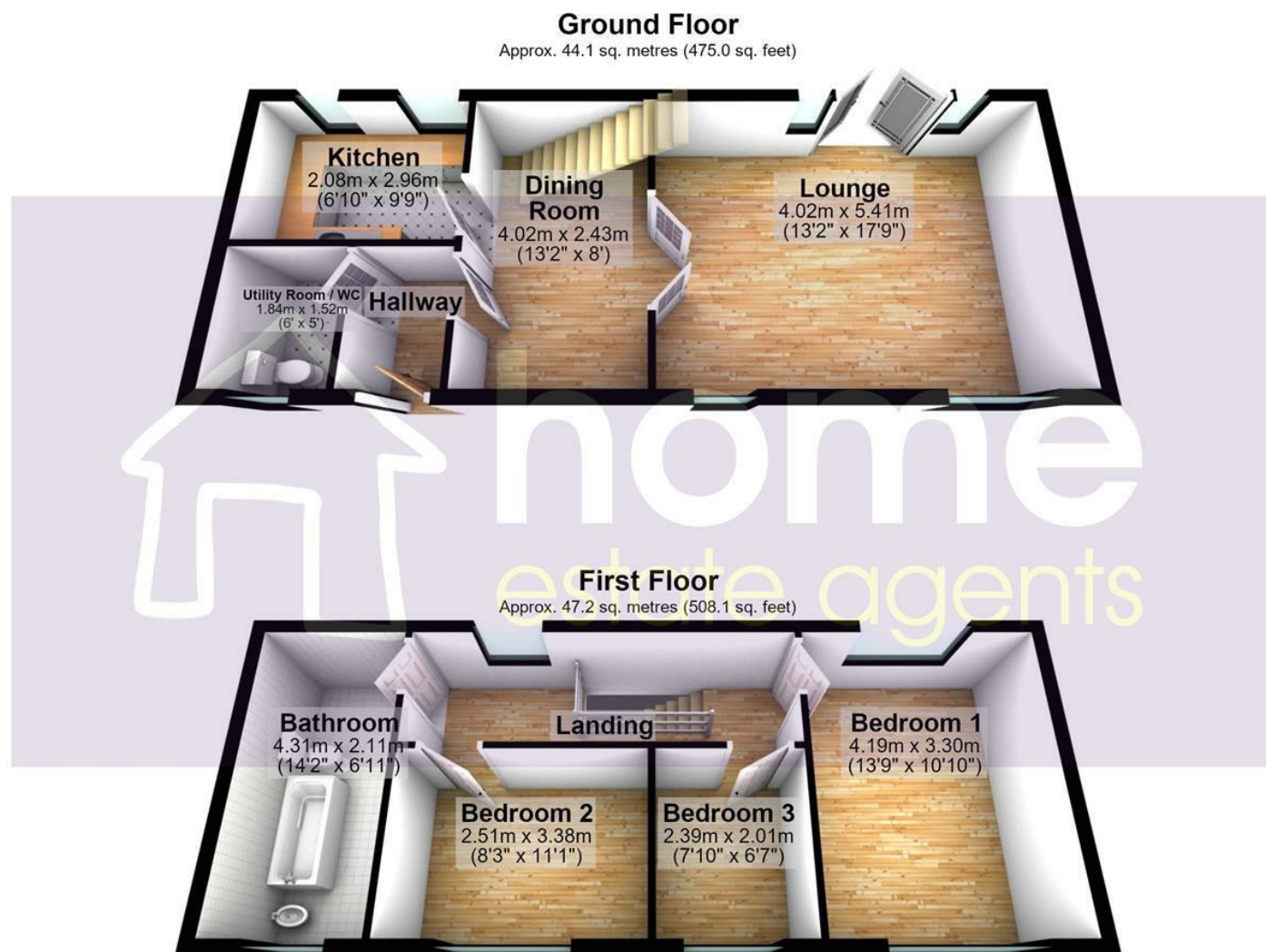
apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

WWW.HOME EA.CO.UK







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 